142.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	906,900 / 906,900
					USE VALUE:	906,900 / 906,900
					ASSESSED:	906,900 / 906,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59	-61	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHU WILLIAM H N
Owner 2:	CHU GRACE W
Owner 3:	
Street 1:	8 PARTHENON CIRCLE
Street 2:	
Twn/City:	ANDOVER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01810 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,087 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2528 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5087.000	444,400	4,400	458,100	906,900
Total Card	0.117	444,400	4,400	458,100	906,900
Total Parcel	0.117	444,400	4,400	458,100	906,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.74 | /Parcel: 358.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91377
GIS Ref	
GIS Ref	
Insp Date	12/15/17

!10966!

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	444,500	4400	5,087.	458,100	907,000	907,000	Year End Roll	12/18/2019
2019	104	FV	342,600	4400	5,087.	429,500	776,500	776,500	Year End Roll	1/3/2019
2018	104	FV	342,600	4400	5,087.	355,000	702,000	702,000	Year End Roll	12/20/2017
2017	104	FV	320,700	4400	5,087.	326,400	651,500	651,500	Year End Roll	1/3/2017
2016	104	FV	320,700	4400	5,087.	297,800	622,900	622,900	Year End	1/4/2016
2015	104	FV	284,500	4400	5,087.	292,000	580,900	580,900	Year End Roll	12/11/2014
2014	104	FV	284,500	4400	5,087.	271,400	560,300	560,300	Year End Roll	12/16/2013
2013	104	FV	296,500	4400	5,087.	258,200	559,100	559,100		12/13/2012

PRINT

Date	Time
12/11/20	01:11:51

LAST REV

Date	Time
01/17/18	08:35:30
ekelly	
10966	

USER DEFINED

Prior Id # 1:	91377
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13462-431		6/1/1978		64,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
3/16/2009	Inspected	345	PATRIOT
1/26/2009	Measured	336	PATRIOT
5/6/2000	Inspected	264	PATRIOT
11/15/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5087		Sq. Ft.	Site		0	80.	1.13	9									458,086						458,100	

Total AC/HA: 0.11678 | Total SF/SM: 5087 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 458,086 | Spl Credit | Total: 458,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06534803
Const Adj.:	0.98000199
Adj $ / SQ:	177.487
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644005
Depreciation:	199642
Depreciated Total:	444363

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

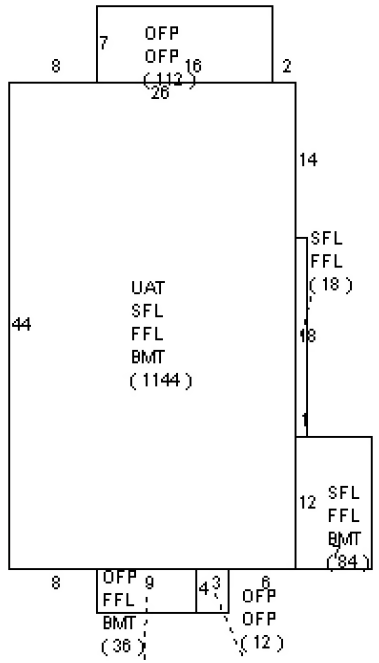
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.49
Special Features:	0	Val/Su Net:	101.88
Final Total:	444400	Val/Su SzAd	175.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,282	177.490	227,539
BMT	Basement	1,264	53.250	67,303
SFL	Second Floor	1,246	177.490	221,149
UAT	Upper Attic	286	70.990	20,305
OFP	Open Porch	284	21.860	6,209

Net Sketched Area:	4,362			Total:	542,505
Size Ad	2528	Gross Are	5220	FinArea	2528

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1960	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400